

16  
am

When Recorded Return To:  
Wells Fargo Home Mortgage  
C/O Nationwide Title Clearing,  
LLC 2100 Alt. 19 North  
Palm Harbor, FL 34683

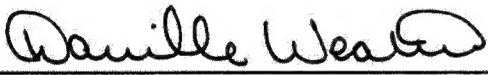
Loan Number 0220355374

### DEED OF RELEASE AND FULL RECONVEYANCE

WHEREAS, the indebtedness secured by the Deed of Trust EXECUTED BY: **ROBYN EPPS TRUSTOR(S)**, which Deed of Trust was recorded in the office of the County Recorder of **MARICOPA** County, **Arizona**, in **Recording # 20100329479**, HAS BEEN FULLY PAID.

NOW, THEREFORE, pursuant to the provisions of Arizona Revised Statutes § 33-707. A, which make it unnecessary for the trustee to join in this document, the Beneficiary under said Deed of Trust does hereby release and reconvey, without warranty, expressed or implied, unto the parties legally entitled thereto all rights, title and interest which was heretofore acquired by said Deed of Trust, for the Beneficiary.

**Dated this 06th day of May in the year 2022**  
**WELLS FARGO BANK, N.A.**  
**as Beneficiary**

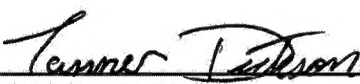
  
**DANIELLE WEATHERS**  
**VICE PRESIDENT LOAN DOCUMENTATION**

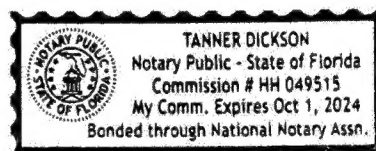
**Authorized Officer**  
**Date of electronic signature: 05/06/2022 10:09:52**  
**This above signature is electronic.**

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 06th day of May in the year 2022, by Danielle Weathers as VICE PRESIDENT LOAN DOCUMENTATION of WELLS FARGO BANK, N.A., who, as such VICE PRESIDENT LOAN DOCUMENTATION being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

  
**TANNER DICKSON**  
**COMM EXPIRES: 10/01/2024**



**Date of electronic signature: 05/06/2022 10:16:38**  
**This above signature is electronic.**

WFHRC 432245963 DOCR T062205-12:16:45 [C-1] ERCNAZ1



\*D0093638598\*